

Certificate No: CIDCO/NAINA/Panvel/Wardoli/BP-236/OC/Part/2023/6957**Dated :** 23 Oct 2023**OCCUPANCY CERTIFICATE**

To,
Wadhwa Construction and Infrastructure Private Limited
301, Platina, C-59, G-Block, Mumbai

Sub : Grant of Part Occupancy Certificate (OC) for building on land bearing survey No. :
Survey No 40/1 and Others of Village : Wardoli , Taluka : Panvel , Dist. : Raigad.

Ref : 1.Your application No CIDCO/NAINA/Panvel/wardoli/ITP/BP-236/Amended perm/585/SAP/162/Amm4
dated 01 Aug 2022

2. File No CIDCO/NAINA/Panvel/wardoli/ITP/BP-236/Amended perm/585/SAP/162/Amm4

3. Joint Site Inspection dated 04 Sep 2023

4. CC Granted vide letter No. CC No.CIDCO/NAINA/Panvel/Wardoli/BP00236/ACC/2023/0366dated
26-05-2023.

CC No.CIDCO/NAINA/Panvel/Wardoli/BP00236/ACC/2022/0237 dated 07-09-2022.

CC No.CIDCO/NAINA/Panvel/Wardoli/BP00236/ACC/2022/0153 dated 01-02-2022

CC No.CIDCO/NAINA/Panvel/Wardoli/BP00236/ACC/2021/0072 dated 13-01-2021

CC No.CIDCO/NAINA/Panvel/Wardoli/ITP/BP-236/Amended perm/2019/585/SAP/162 dated 20-05-2019

CC No.CIDCO/NAINA/Panvel/Wardoli/ITP/BP236/CC/2018/1649 dated 11-05-2018

5. Plinth Completion Certificate No. CIDCO/NAINA/Panvel/Wardoli/Panvel/Vardoli dtd. 05.02.2020 for
Building No.A1, A4, B3, C1, C2, D1, D2, D3 & F4.

6. 7/12 extract of lands in RZ-08 dated 14.02.2022

7. Architect building completion certificate dated 13.09.2023

8. Structural Engineer building completion certificate and structural stability certificate, Seismic Stability
Certificate dated 14.07.2023

9. Compliance of the conditions mentioned in the commencement certificate submitted by Architect
dtd.13.09.2023

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Wardoli/BP-236/OC/Part/2023/6957**Dated :** 23 Oct 2023

10. Water supply NOC issued by CIDCO vide No. CIDCO/ACE(II)/2017dated 18-04-2017 & by Maharashtra Jeevan Pradhikaran vide No.2584/2022 dated 14-09-2022
11. Plumbing works completion certificate by Licensed Plumber M/S.Abhijeet Engineers
12. License for Working of the lift by Chief Electric inspector dated. 16-03-2023 for Building A1,B3,C1,C2,D1,D2,D3 & dated 25-07-2023 for building No.A4 & F4
13. MAHA Vitaran Sanction of LT power for giving power supply, Dt. Vide letter U/No.CE(Dist)/M-1/PS/Wadhwa Wise City No.05805 dated 21.02.2023
14. OC stage Verification of building height for buildings No.A1,A4,B3,C1,C2,D1,D2,D3& F4 of RZ-08 Vide No.NMAIL/NAINA/Ht.NOC/Gen/665 dated 21-04-2023
15. Certificate of Geo-coordinates & Top elevation of Building for RZ-08 of S.No.40/1 & Others, Village – Wardoli, by P.N.Shidhore Engineers(l) Pvt Ltd. 27.08.2022
16. Occupancy Certificate scrutiny fees paid amount 50000/- rupees vide receipt no. NAINA/6957/2023 dated 23-08-2023
17. Site visit conducted on multiple dates from 25.09.2023 to 10.10.2023 & 20.10.2023 & Site visit report by surveyor dtd. 13.10.2023
18. List of Deviation & clarification letter signed by architect & owner dated 11.10.2023
19. Undertaking dtd. 04.09.2023, regarding provision of ALP.
20. Undertaking cum Indemity bond dtd. 05.10.2023, regarding remaining finishes.
21. Undertaking dtd. 13.10.2023, regarding provision of CP sanitary fittings and electric meters.
22. Undertaking dtd.23.10.2023, regarding completion of layout level finishes.
23. TILR dtd. 06.06.2019
24. Consent to operate issued by MPCB, dtd.19.10.2023
25. Final FIRE NOC dtd. 30.06.2023.
26. As built drawings dtd. 13.10.2023

Certificate No: CIDCO/NAINA/Panvel/Wardoli/BP-236/OC/Part/2023/6957**Dated :** 23 Oct 2023

Sir/ Madam,

The Part development work / erection re-erection / or alteration in of building/ part floor no. 25 Building No. / Name : BUILDING NO.1 WING A1, BUILDING NO.6 WING A4, BUILDING NO.2 WING B3, BUILDING NO.3 WING C2, BUILDING NO.3 WING C1, BUILDING NO.4 WING F4, BUILDING NO.5 WING D1, BUILDING NO.5 WING D2, BUILDING NO.5 WING D3 Plot. No / Survey No / Assessment No. Survey No 40/1 and Others , situated at mauje Wardoli, Taluka Panvel , Dist- Raigad has been completed under the supervision of Abhijeet Ramesh Patankar License No. CA/2000/25792.

The construction of tenements pertaining to full / Part occupancy has been carried out in accordance with the as built plans submitted by the architect and the conditions stipulated in the Commencement Certificate referred above and permitted to be occupied subject to the following conditions:

1.This certificate of occupancy is issued only in respect of following building (details given below) for Part occupancy :

Bldg no 1 wing A1 having Ground+25 floors, bldg no.6 wing A4 having Ground + 25 floors, bldg no 2 wing B3 having Ground + 25 floors, bldg no 3 wing C1 having Lower Ground 2 + Lower Ground + Upper Ground + 25 floors, wing C2 having Lower Ground + Upper Ground + 25 floors, bldg no 5 wing D1 having Ground + 25 floors, wing D2 having Lower Ground + Upper Ground + 25 floors, wing D3 having Ground + 25 floors & bldg No 4 Wing F4 having Lower Ground + Upper Ground + 25 floors in plot no. RZ08

2.This permission is issued without prejudice to action, if any under MR&TP Act, 1966.

3.This Occupancy Certificate is to be read along with the accompanying drawings bearing No.CIDCO/NAINA/Panvel/Wardoli/BP-236/OC/Part/2023/6957 dated 23 Oct 2023

4.You shall carry out Structural Audit of this building from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to this office for the record.

5.You shall maintain the planted trees & developed RG as demarcated in the drawings.

6.You shall make arrangement of sufficient quantity of potable water and continuous supply of electricity to prospective residents of the building.

7.The Stilt, Balconies, Terrace and other components shall be used for the intended purpose only.

8.Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.

9.Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.

10.The responsibility of authenticity of the submitted documents vests with the applicant and his appointed

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Wardoli/BP-236/OC/Part/2023/6957

Dated : 23 Oct 2023

10.The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.

11.If the said premise is to be transferred to the registered society, the above terms & conditions shall be incorporated in the Conveyance Deed and the society members shall be made aware of the said terms & conditions at the time of execution of Conveyance Deed.

12.In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.

13.All the conditions mentioned in Commencement Certificate referred above, shall be binding on you.

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Wardoli/BP-236/OC/Part/2023/6957

Dated : 23 Oct 2023

Additional Conditions :

14. You shall submit the final demarcated TILR for RZ-08 before coming for Full OC of RZ -08.
15. Undertaking dtd. 11.10.2023, 13.10.2023 & 23.10.2023 shall be binding on You.
16. The ownership of all the land (100%) falling under 18.0 m wide access road for entire ITP Layout shall be with the applicant as per the ITP policy. As per the agreement executed with CIDCO regarding acquisition of 18 m wide access road land, you shall speed up the process and carry out all the necessary follow-up required towards acquisition of lands with revenue authorities and ensure that the acquisition for 18.0 m access road is completed before 31.03.2024. Sale permission of built up area admeasuring 25940.498 sq.m. in the Building no. 9 wing G1, building no. 9 wing G2, Building no. 7 wing E3 – (first to sixth Floor & part of 7th Floor) in RZ-08 layout shall be granted only after submission of documents related to 100% ownership of 18.0 m wide access road to ITP.
17. You shall resolve the issue related to ALP before applying for any further OC within the ITP.
18. This Part Occupancy Certificate is granted based on as built drawings submitted by architect. Hence, security deposit paid at the time of granting Commencement Certificate shall stand forfeited.
19. All the above conditions shall be binding on you, your heirs and successors.
20. All the conditions mentioned in AAI NOC and OC stage verification of building height issued by NMIAL shall be binding on You.
21. You shall take necessary precautionary measures regarding impact of noise pollution, air pollution etc. on the anticipated occupants and also display the signage regarding the entry & exit movement of vehicular and pedestrian traffic for the safety.
22. All the conditions mentioned in final Fire NOC dated 30.06.2023 issued for buildings / wings under reference shall be binding on you.
23. Any alteration / addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.
24. The refuge areas provided shall not be permitted to be occupied and shall be kept free for all the time for rescue operation.
25. Architectural projections, stilt, lobbies, chajja etc. shall not be misused at later time.
26. You shall abide by the undertaking / Indemnity bond submitted by you.
27. All statutory conditions as per relevant acts, including RERA shall be adhered to.
28. The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.

Navi Mumbai Airport Influence Notified Area (NAINA)**Certificate No:** CIDCO/NAINA/Panvel/Wardoli/BP-236/OC/Part/2023/6957**Dated :** 23 Oct 2023

29. All conditions mentioned in all NOC's/Clearances shall be binding on you.

30. In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.

Thanking you.

Yours Faithfully

CC To. Abhijeet Ramesh Patankar

1. District Collector, Office of the Collector, Revenue Dept, Near Hirakot
Lake, Alibag, Dist-Raigad 402201

2. The Tehshildar, Talathi training centre, Sai nagar, Tal.Panvel, Raigad
410206.

3. MSED Co. Ltd. Pen Circle, Pen 402107.

4. Dy Superintendent of Land Records, CIDCO samaj mandir, ground
floor, Sector-18, Besides Bathiya School, New Panvel, Tal.Panvel,
Dist.Raigad 410206.

5. Matheran Monitoring Committee, Matheran Nagar Parishad Samiti
Sabhgruh, Matheran, Taluka - Karjat, District - Raigad 410102.

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Wardoli/BP-236/OC/Part/2023/6957

Dated : 23 Oct 2023

6. Desk Officer, UD-12, Urban Development Department, Government of Maharashtra, 4th floor, Mantralaya, Madam Cama Road, Hutatma Rajguru Chowk, Nariman Point, Mumbai – 400032

7. Chief Officer, Konkan Housing & Area Dev. Board, Griha Nirman Bhavan, Mezzanine Floor, Bandra (East), Mumbai – 400051

8. Chief Engineer (NM), CIDCO

9. CCUC(NAINA), CIDCO